



Staff Report

RESOLUTION GRANTING A HAULING PERMIT TO THE UNIVERSITY OF NOTRE DAME DE NAMUR FOR RECONSTRUCTION OF A SOCCER FIELD

Honorable Mayor and Council Members:

Summary

The University of Notre Dame de Namur has filed a grading and hauling permit application for the reconstruction of its soccer field. Estimated 2,000 cubic yards of materials will be hauled to the site. Staff has reviewed the application and recommends the Council approve a hauling permit to The University of Notre Dame de Namur.

Background

On August 16, 2005, the Planning Commission approved an application for Notre Dame de Namur University for the reconstruction of a soccer field within its campus. The Commission directed a final resolution, conditions of approval, and landscaping plan be submitted for review at their September 20, 2005 meeting.

The University of Notre Dame de Namur is proposing to upgrade a soccer field and install a new drainage system under the new field. An estimated 2,000 cubic yards of drain rock and base rock will be hauled to the site for the project. The grading is anticipated to start mid October and to be completed by the end of the year.

In May 2005, the City Council adopted a new truck route and weight limits ordinance that allows staff to issue permits with notification and appeal rights to the City Council. The permit applicant will be required to file for a permit 10 days in advance of the actual hauling of material to a site. The applicant will also be required to notify all properties within 300 feet of the proposed hauling permit of the proposed days the material will be hauled. However, since the weight limit on Ralston Avenue is limited to 13 tons and that the quantity of material hauling exceeds 500 cubic yards, the hauling permit requires Council's approval.

Discussion

The soccer field is an important facility for the university campus. In order to avoid major grading and hauling during the rainy season, it was requested that the hauling permit be reviewed by the Council prior to the end of the 10 days appeal period of the Planning Commission's decisions. The project will be discussed in the September 20, 2005 Planning Commission meeting after this staff report is prepared. If the project is approved, the 10 days appeal period will end on September 30, 2005.

The construction is expected to commence early October. Early start of the project is essential to avoid any major grading work during the rainy season. The project will continue after November 15, 2005 and an exemption to the City's grading moratorium will be required from the Public Works Director.

The material will be hauled by tractor-trailers utilizing Ralston Avenue as the haul route. Estimated 200 trips will be required and the number of trips per day shall not exceed 50. No lane closure will be required on Ralston Avenue and the construction traffic shall not impede with public traffic. Flagman will be provided at the university entrance, located on the north side of Ralston Avenue, between Chula Vista Drive and Notre Dame Avenue, to mitigate traffic generated by the construction. The hours of hauling will be limited between 9:00 AM to 3:00 PM to minimize impacts to the traffic during rush hours.

The following rational may be used to provide a basis for granting a hauling permit that will also comply with the hauling ordinance:

- 1) The applicant has filed the permits with the City at least 10 days prior to hauling. This staff report serves as a notification to the Council regarding this hauling permit.
- 2) The applicant will notify all properties within 300' of the proposed hauling permit site of the proposed days the material will be hauled.
- 3) The project is scheduled to begin in early October 2005. Approximately two months will be required to complete the project. A grading moratorium exemption is required after November 15, 2005.
- 4) Proper signage and laborers to direct the construction traffic at the entrance to the campus will minimize the construction impact.
- 5) The granting of the hauling permit will not have a major impact to the public. Hauling will be limited to between 9:00 AM and 3:00 PM. Owner will be responsible for any damages to the roadway during construction.
- 6) The contractor will have insurance protecting the City from liability for injury to persons and property.
- 7) The contractor filed the grading and hauling permit applications that include an indemnification clause to hold the City harmless against any claims and damages for using roadway.

- 8) The owner will post a bond to guarantee the work and repair the roadway if there is any damage to the roadway because of the construction.
- 9) The approval of this hauling permit is subject to the overall project approval by the Planning Commission and that all the issues raised during the 10 days appeal period are satisfactorily addressed by the applicant.

Fiscal Impact

There is no fiscal impact. The City will receive the Hauling Permit fees as required in the City Code.

Public Contact

Posting of Council agenda and notices mailed to residences within 300' radius.

Recommendation

It is recommended City Council adopt a resolution granting a hauling permit to the University of Notre Dame de Namur for the reconstruction of its soccer field.

Alternatives

1. Refer back to staff for further information.
2. Deny the request.

Attachments

- A. Resolution

Respectfully submitted,

Gilbert Yau, PE
Senior Civil Engineer

Raymond E. Davis, III, PE, PTOE
Director of Public Works

Jack R. Crist
Interim City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
GRANTING A HAULING PERMIT TO THE UNIVERSITY OF NOTRE DAME DE
NAMUR FOR RECONSTRUCTION OF A SOCCER FIELD**

WHEREAS, The University of Notre Dame de Namur has filed applications for building and grading permits for the reconstruction of a soccer field within its campus; and,

WHEREAS, The University of Notre Dame de Namur proposes to utilize Ralston Avenue for hauling of soil and materials to the site; and,

WHEREAS, the City Council finds that the granting of the hauling permit will not impact the public for the use of Ralston Avenue of hauling material exceeding 500 cubic yards; and,

WHEREAS, the applicant will notify the City 10 days prior to commencement of hauling; and,

WHEREAS, the applicant will be responsible for mailing a notice to all residences within 300' radius in regard to the time and dates of hauling; and,

WHEREAS, the property owner will post a bond and provide the City with insurance to guarantee the work and indemnify the City against any liability for using this roadway.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont authorizes the approval of a hauling permit pursuant to Belmont Municipal Code Section 14-65 to The University of Notre Dame de Namur for the reconstruction of a soccer field subject to the overall project approval by the Planning Commission and that all the issues raised during the 10 days appeal period are satisfactorily addressed by the applicant.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on the 27th day of September by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

APPROVED:

CLERK of the City of Belmont

MAYOR of the City of Belmont